

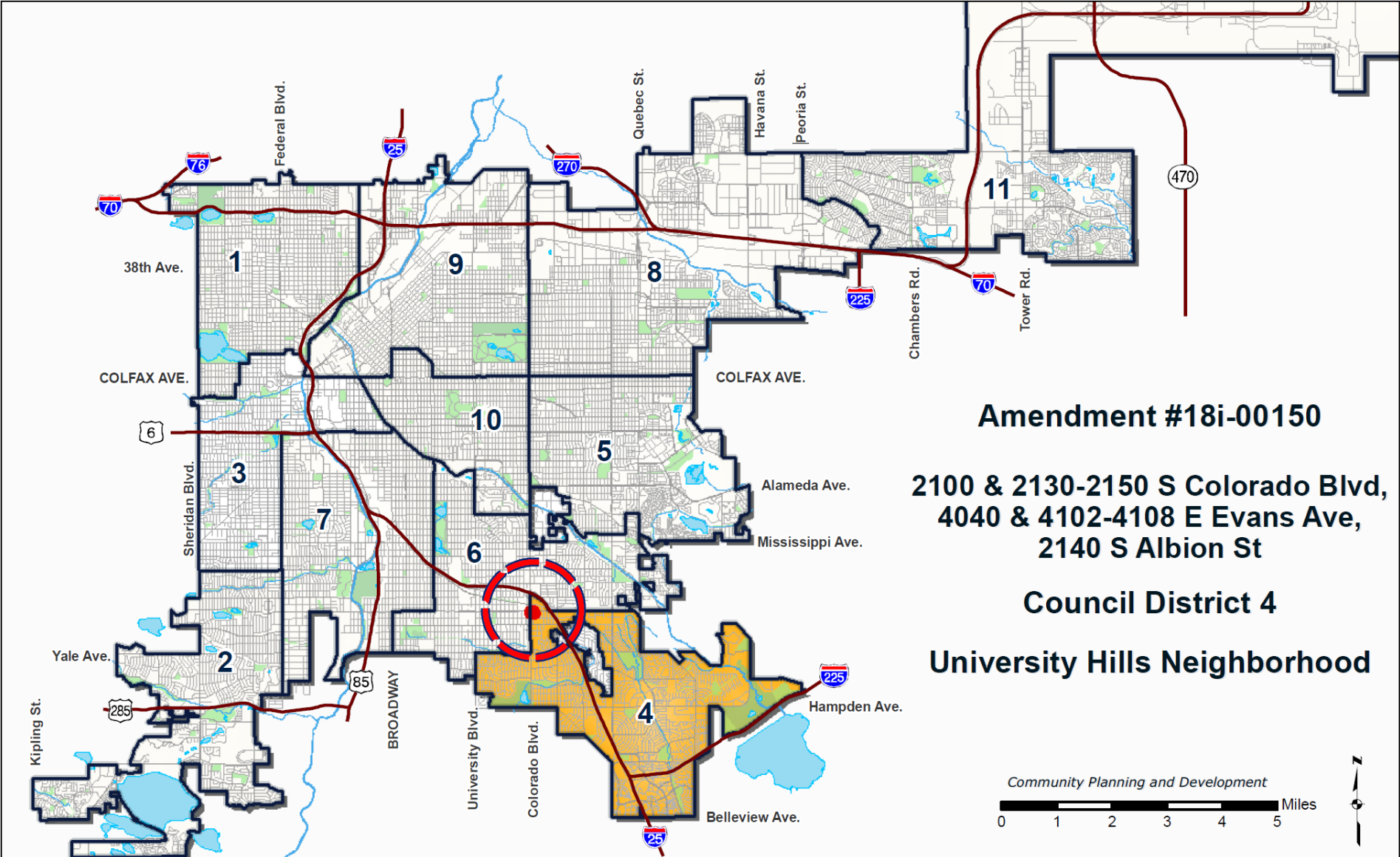
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2100 & 2130-2150 S. Colorado Blvd., 4040 &  
4102-4108 Evans Ave., and 2140 S. Albion St.

#18I-00150: C-MX-5 & C-MX-5 UO-1, UO-2 to C-MX-12

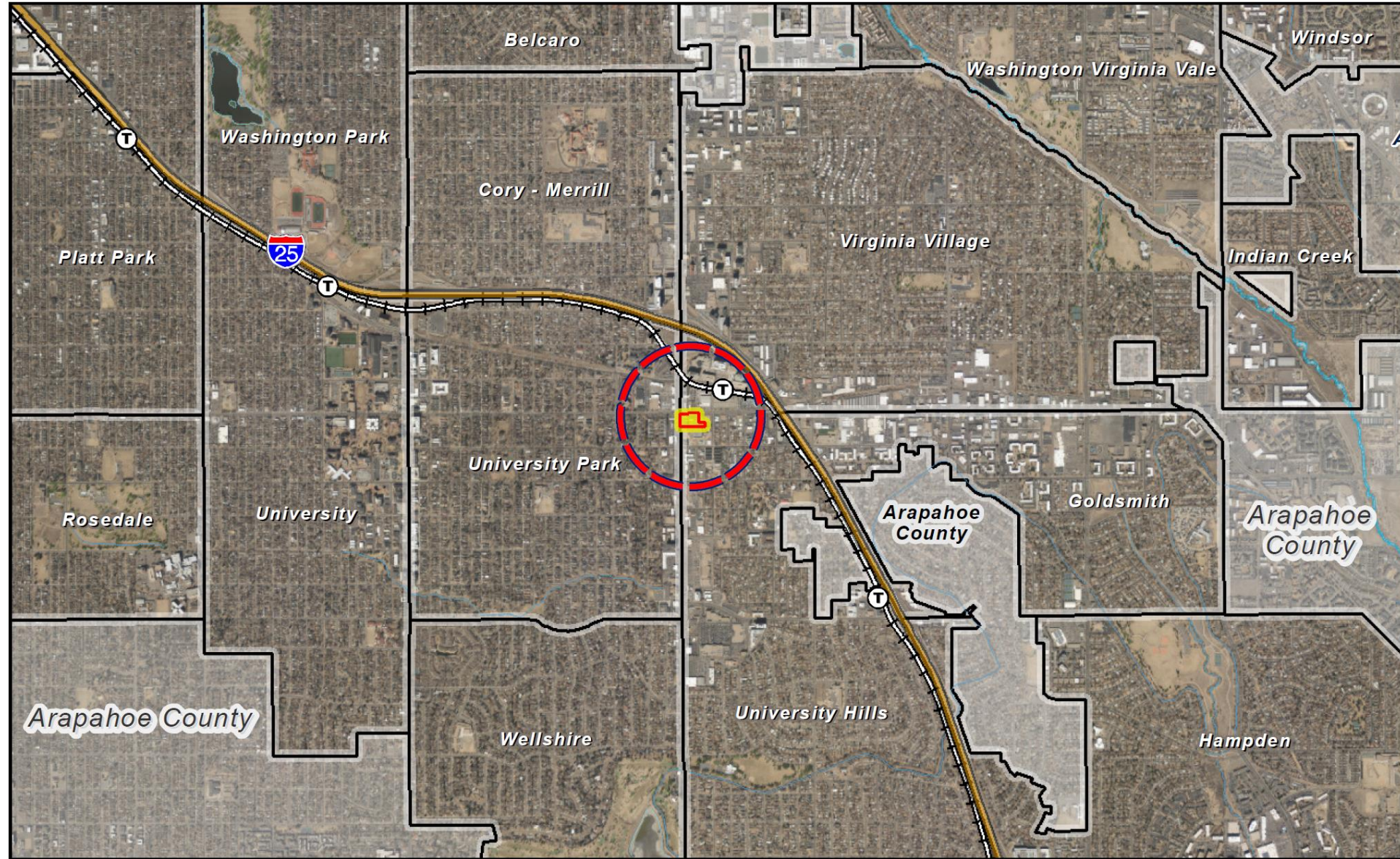
Date: 12/2/2019

**2100-50 S.  
Colorado Blvd.**  
C-MX-5 & C-  
MX-5 UO-1,  
UO-2 to  
C-MX-12



**Amendment #18i-00150**  
**2100 & 2130-2150 S Colorado Blvd,  
4040 & 4102-4108 E Evans Ave,  
2140 S Albion St**  
**Council District 4**  
**University Hills Neighborhood**

# University Hills Neighborhood



# Request: C-MX-5 to C-MX-12



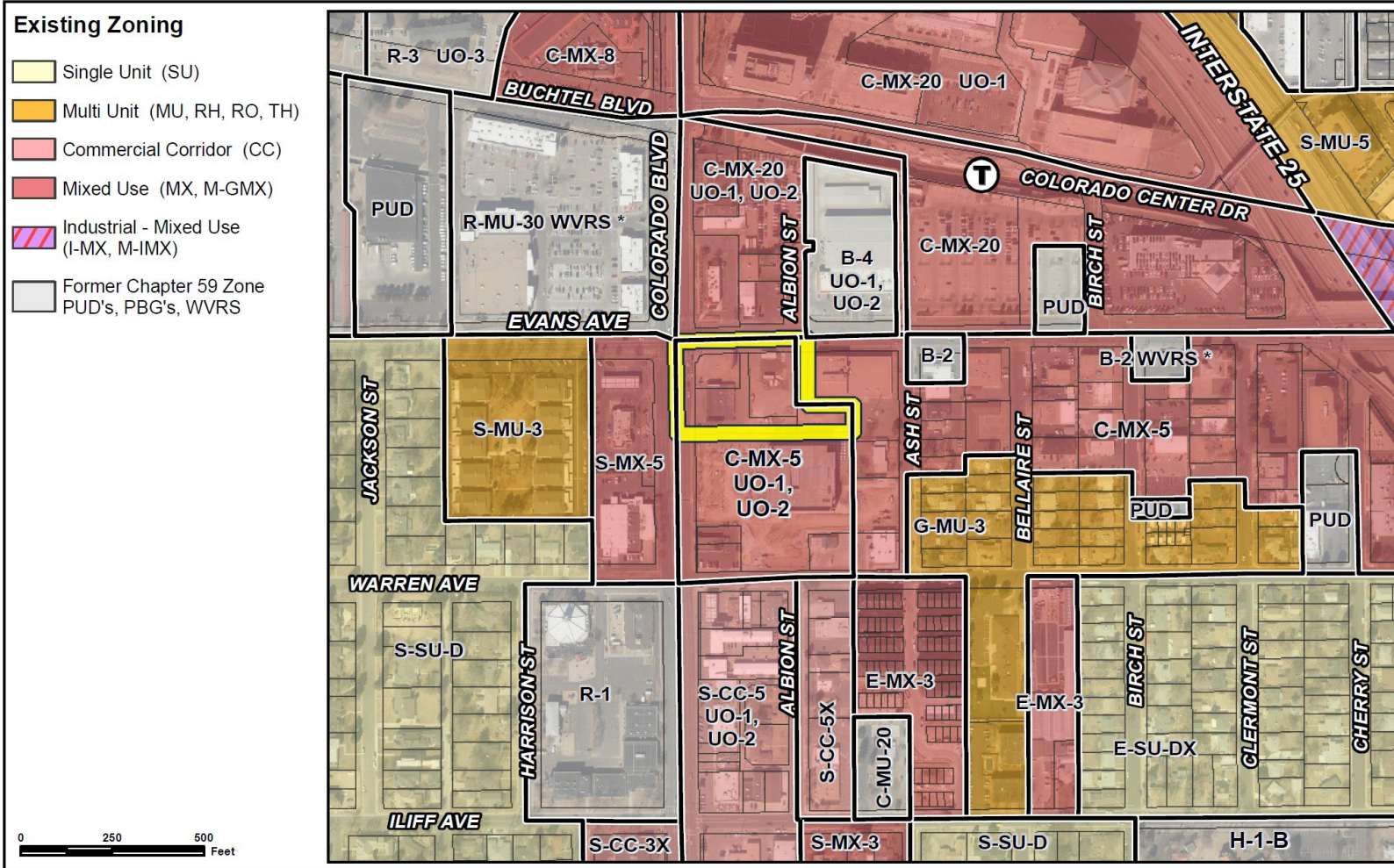
## Location

- Southeast corner of S. Colorado Blvd. and Evans Ave.
- Just south of Colorado Station
- 1.77 acres
- One single-story retail structure surrounded by surface parking

## Proposal:

- Rezoning from C-MX-5, C-MX-5 UO-1, UO-2 to C-MX-12
- Requesting rezoning to redevelop the site

# Existing Context: Zoning

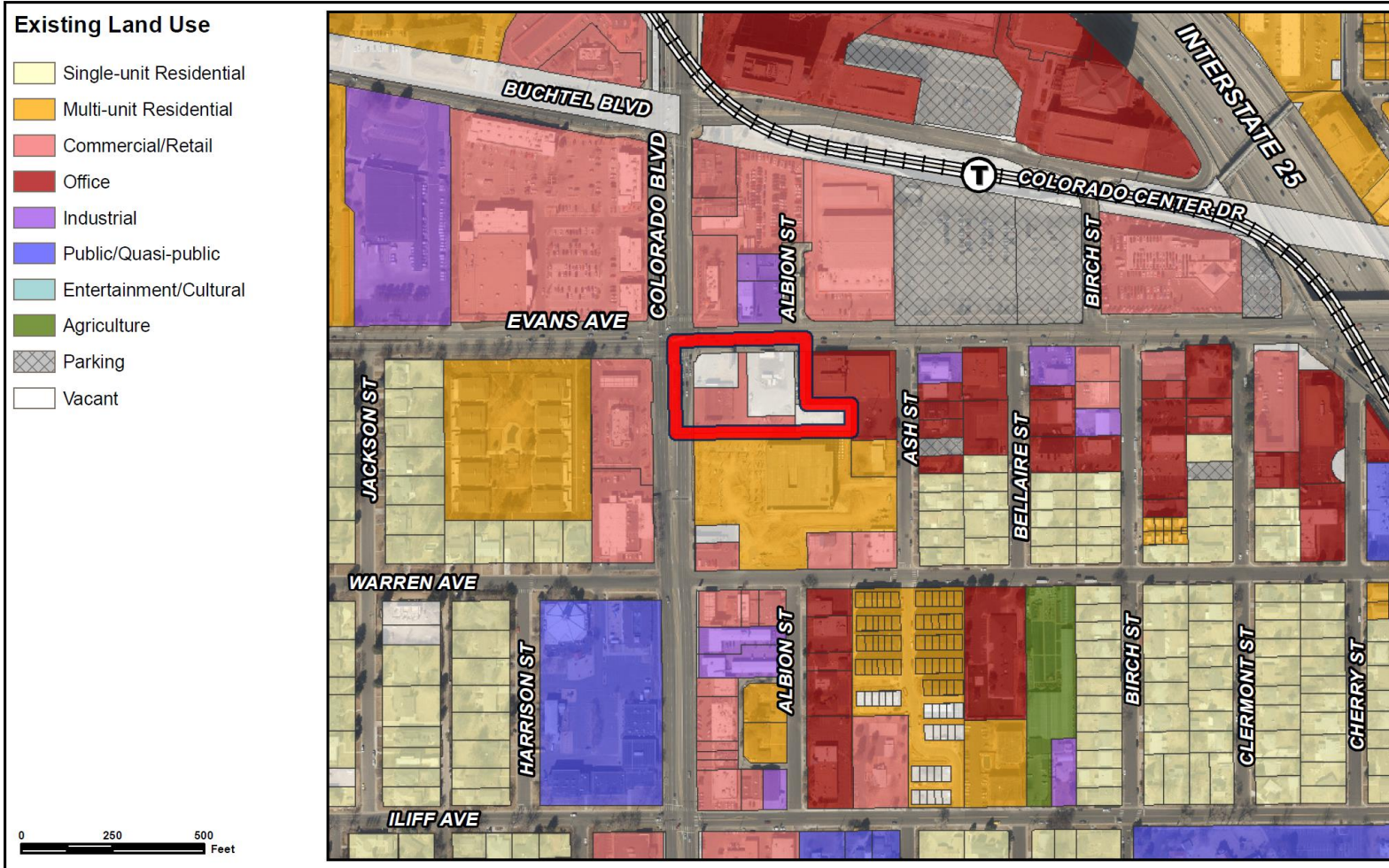


- Subject site: C-MX-5 & C-MX-5 UO-1, UO-2
- Surrounding Properties: C-MX-5; C-MX-5 UO-1, UO-2; C-MX-20; S-MX-5

# Colorado Station GDP

- Approved in 2008
- Secondary GDP Area, Development Area 2
- “Primary land use is office due to proximity to major travel corridors”
- Building heights of 1-6 stories
- Ground floor retail uses
- Does not specifically allocate use, height, or density

# Existing Context: Land Use



- Subject Property: Commercial/Vacant
- North: Commercial, Industrial
- East: Office
- South: Multi-Unit Residential
- West: Commercial

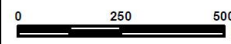
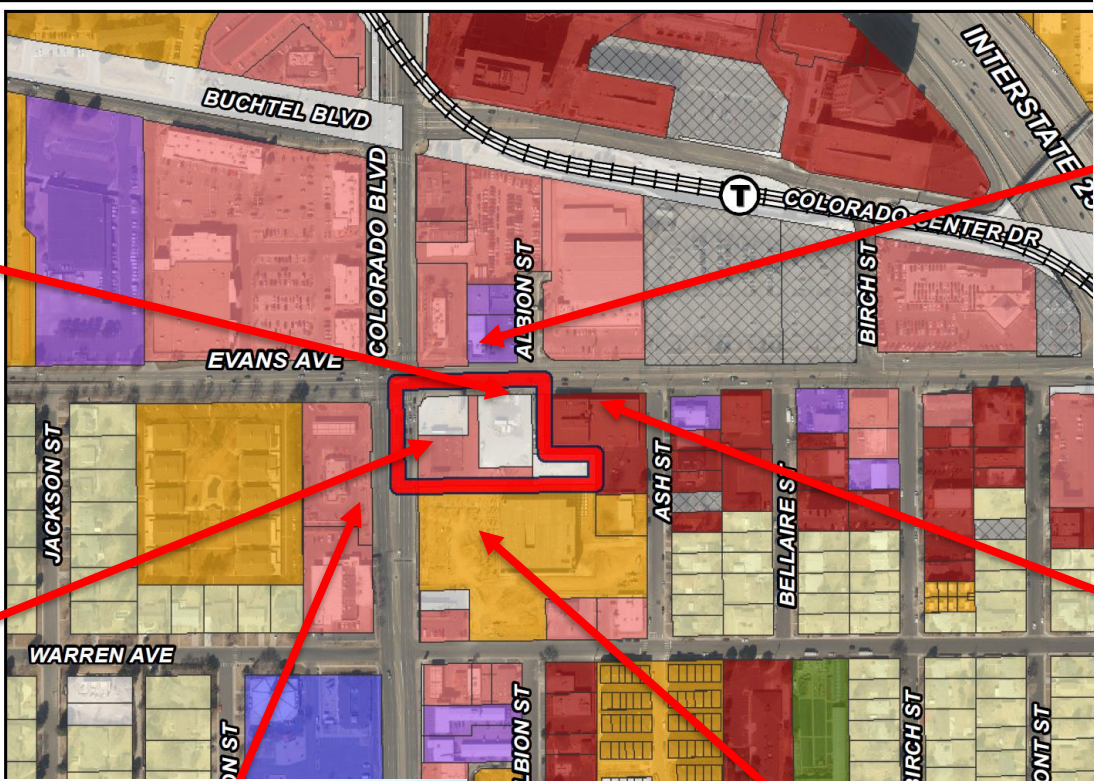
# Existing Context: Building Form/Scale



Use

- Residential
- Commercial
- Retail
- Public
- Cultural

Parking  
 Vacant





# Process

- Planning Board (October 2, 2019)
  - 7-1 vote to recommend approval
  - 3 members of the public spoke in favor
- Land Use, Transportation and Infrastructure Committee (October 22, 2019)
- City Council (December 2, 2019)
- Public comment
  - To date, the city has received 35 letters from residents in support for the proposed rezoning.
  - To date, the city has received 2 RNO letters in support of the proposed rezoning. UHNC support is based on the approved Good Neighbor Agreement. UPCC support is conditional depending on specifics.

# Review Criteria

## Denver Zoning Code Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# Review Criteria

## Denver Zoning Code Review Criteria

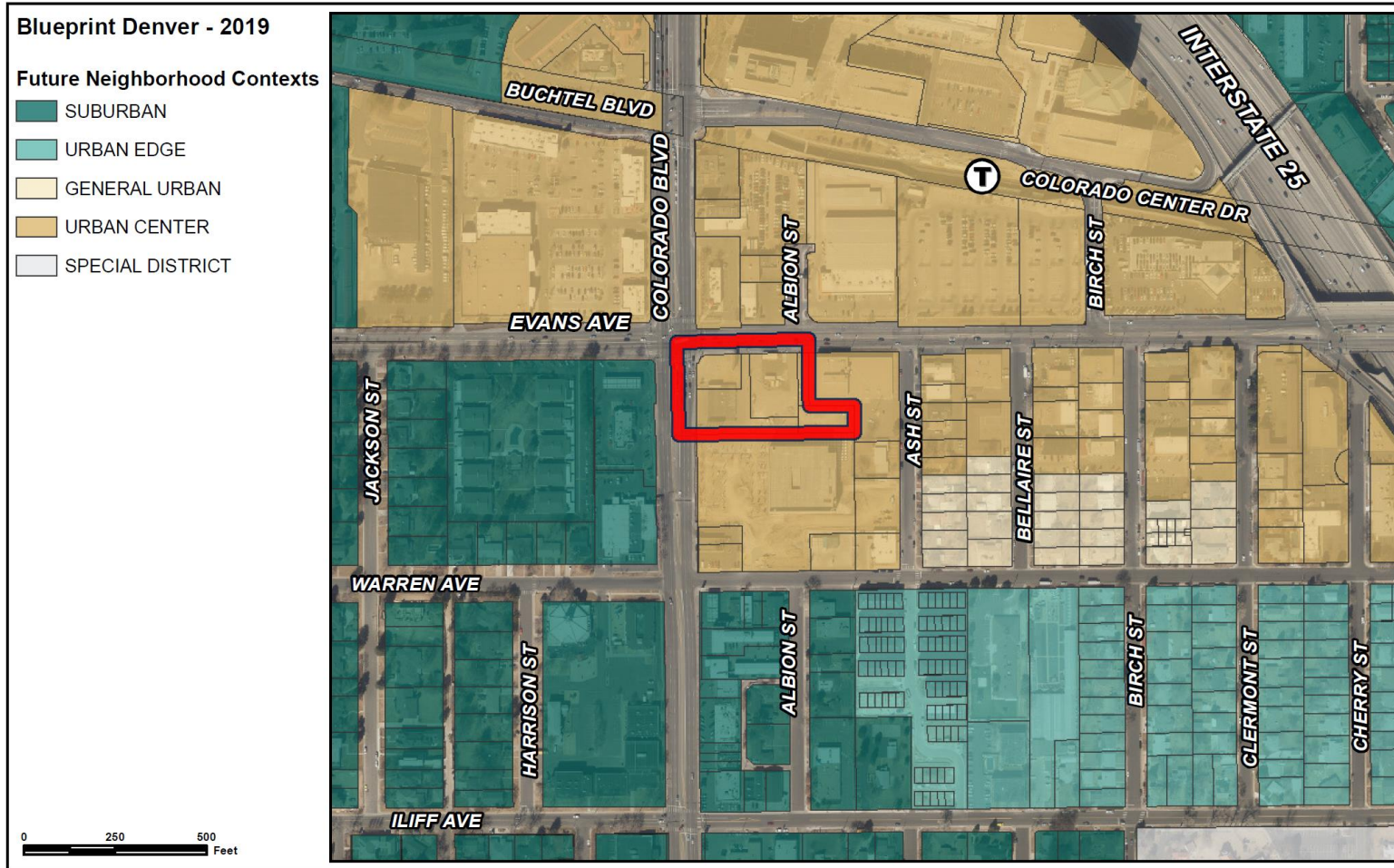
1. Consistency with Adopted Plans
  - *Comprehensive Plan 2040*
  - *Blueprint Denver 2019*
  - *Colorado Boulevard Plan (1991)*
  - *Colorado Station General Development Plan*
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent

# Review Criteria: Consistency with Adopted Plans

## Comprehensive Plan 2040

- Equitable, Affordable, and Inclusive Goal 1, Strategy A
- Strong and Authentic Neighborhoods Goal 1, Strategy A
- Strong and Authentic Neighborhoods Goal 1, Strategy D
- Connected, Safe, and Accessible Places Goal 8, Strategy B
- Environmentally Resilient Goal 8, Strategy A
- Environmentally Resilient Goal 8, Strategy B
- Environmentally Resilient Goal 8, Strategy C

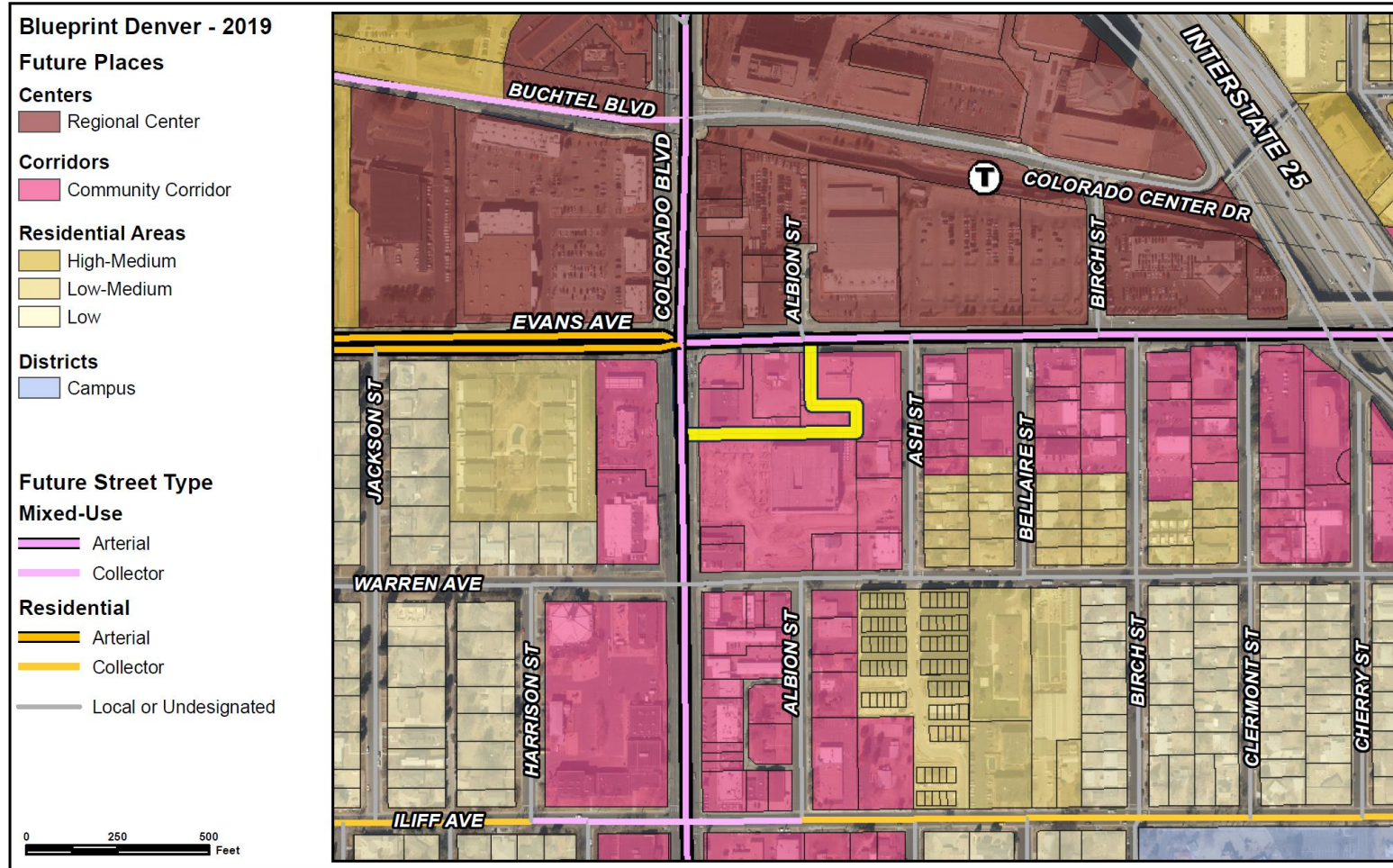
# Review Criteria: Consistency with Adopted Plans



## Blueprint Denver (2019)

- Urban Center Context
  - High intensity residential and significant employment areas
  - Development typically contains a substantial mix of uses, with good street activation and connectivity

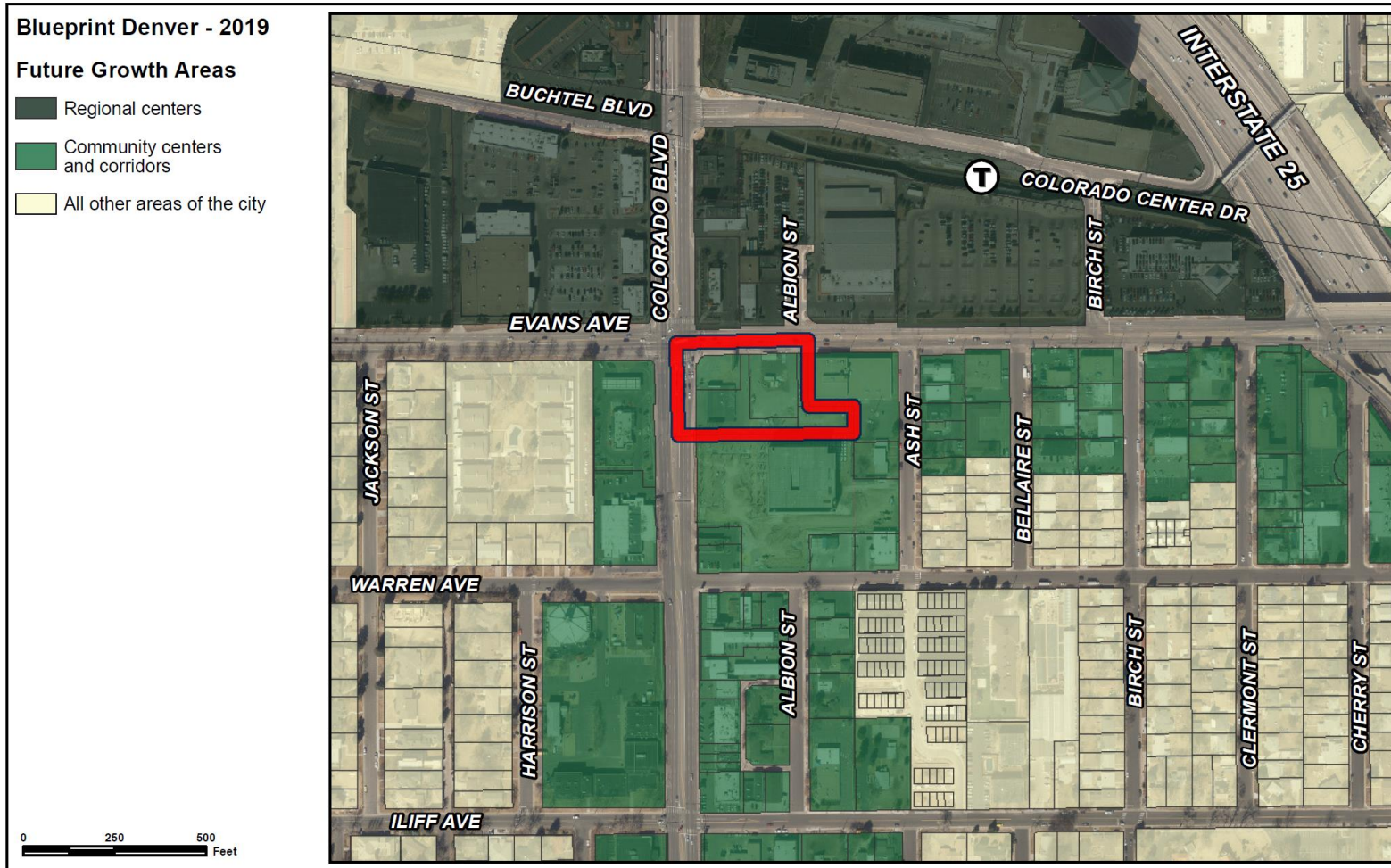
# Review Criteria: Consistency with Adopted Plans



## Blueprint Denver (2019)

- Community Corridor
  - Typically provides a mix of office, commercial and residential uses
  - Heights are generally up to 8 stories
- Mixed-Use Arterial
  - Varied mix of uses

# Review Criteria: Consistency with Adopted Plans



## Blueprint Denver (2019)

- Community Corridors and Centers
  - 25% of new housing
  - 20% of new jobs

# Review Criteria: Consistency with Adopted Plans

## Blueprint Denver (2019)

- Strategies
  - Land Use and Built Form: General Policy 1, Strategy A
    - *Use zoning and land use regulations to encourage higher-density, mixed-use development in transit-rich areas including:... Community corridors where transit priority streets are planned (p. 72).*



# Review Criteria: Consistency with Adopted Plans

## Blueprint Denver (2019)

- Applying Blueprint Denver to Rezonings
  - Building Heights (p. 66)
    - *Factors to consider when applying Blueprint Denver building height guidance may include:*
      - Guidance from a current small area plan
      - Surrounding context, including existing and planned building height
      - Transitions, including transitions from higher intensity to lower intensity areas
      - Adjacency to transit, especially mobility hubs
      - Achieving plan goals for community benefits, including affordable housing
      - Furthering urban design goals

# Review Criteria: Consistency with Adopted Plans

## Colorado Boulevard Plan (1991)

- Strategies
  - Land Use Goals
    1. *“Continue an appropriate mix of land uses along the Boulevard; and*
    2. *New development should be compatible with existing development.” (p. 29)*

# Colorado Station GDP

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- Secondary GDP Area, Development Area 2
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# Review Criteria

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
  - Request is consistent
3. Further Public Health, Safety and Welfare
  - Implements adopted plans, promotes walkable mixed-use area
4. Justifying Circumstances
  - Changed or Changing Conditions: Changing character in the area, development at Colorado Station
5. Consistency with Neighborhood Context, Zone District Purpose and Intent
  - “Applies to areas or intersections served primarily by major arterial streets where a building scale of 3 to 12 stories is desired”

# CPD Recommendation

CPD recommends approval, based on finding all review criteria have been met

1. Consistency with Adopted Plans
2. Uniformity of District Regulations
3. Further Public Health, Safety and Welfare
4. Justifying Circumstances
5. Consistency with Neighborhood Context, Zone District Purpose and Intent